



Planning & Zoning Commission

Regular Meeting

Thursday, March 10, 2016

Delta City Building Council Chambers

76 North 200 West

Delta, Utah

PRESENT

Chair Woman Linda Sorensen

Member Linda Beard

Member Wes Duncan

Member Rand Crafts

Member Roger Zeeman

ABSENT

Member Alan Johnson

Member Richard Jones

City Representative John Niles

Dent Kirkland, Code Enforcement Officer

ALSO PRESENT

Travis Stanworth, Asst. Code Enforcement
Officer

Lora Fitch, Deputy Recorder

Todd Anderson, City Attorney

Alecia Turner, Property Owner

Alan Riding, Delta Citizen

Rob Droubay, Property Owner

Doug Radunich, Chronicle-Progress

Chair Woman Sorensen called the meeting to order at 7:00 p.m. She stated that notice of the time, place and the agenda of the meeting had been posted at the City Building, on the Utah Public Notice website, the Delta City website, and had been provided to the Millard County Chronicle-Progress and to each member of the Commission at least two days prior to the meeting.

MINUTES

The proposed minutes of a Planning & Zoning Commission Meeting held February 11, 2016 were presented for consideration and approval. Commission Member Beard made a MOTION to accept the Planning and Zoning Minutes of February 11, 2016 as presented. Commission Member Crafts SECONDED the motion. The motion passed with Commission Members Beard, Crafts, and Duncan voting in favor and Members Johnson, Jones, and Zeeman and City Representative Niles being absent.

BUSINESS

Interpretation of Setbacks

Alecia Turner and Alan Riding explained that Alecia Turner had had a pre-existing, non-conforming carport that she had taken down to remodel for safety reasons and to pour concrete. They were wondering if it still met the qualifications for a pre-existing non-conforming structure because the use has not been abandoned. There was a discussion about the Delta City Municipal Code and the use of the carport. Member Rand Crafts MOVED to consider Title 12-6 in the Delta Planning & Zoning Code as applicable to Alecia Turner's carport, that the use has been ongoing and not abandoned and the changes are repair/maintenance but not enlargement. Member Duncan SECONDED the motion. The motion passed with Commission Members Beard, Crafts, and Duncan voting in favor and Members Johnson, Jones, and Zeeman and City Representative Niles being absent.

Notchpeak View LLC Concept Plans

Rob Droubay, property owner and developer, presented his concepts for the land he was proposing to have annexed into Delta City and subdivided and asked that for his proposed subdivision that the commission consider allowing acre lots and half acre lots with livestock rights restricted to the acre lots. There was a discussion held that at some point permitting the lot sizes with the specified rights had been discussed, and had possibly been a part of an earlier Planning & Zoning Ordinance, but a new zone would need to be created to meet Mr. Droubay's criteria. The possible future of the lots was discussed regarding possible size, financing, and water issues. Furthermore, Mr. Droubay stated that he wants to do a mix of lot sizes with the possibility of rewriting or modifying an existing zone as a rural residential non-modular restricting animals, stables, agriculture, and multiple principle dwellings and creating a new even more rural zone that allows for fewer developments and sage brush. There was a discussion about needing to decide on traffic flow and where street lights will be installed. City Attorney Anderson suggested that Mr. Droubay get his ideas for a new zone fine-tuned and on paper so that they can be reviewed.

OTHER BUSINESS

There was no other business.

With no other questions or concerns, Commission Member Duncan MOVED to adjourn the meeting. Commission Member Crafts SECONDED the motion. The motion passed with Commission Members Beard, Crafts, and Duncan voting in favor and Members Johnson, Jones, and Zeeman and City Representative Niles being absent.

Chair Woman Linda Sorensen delcared the meeting adjourned at 8:11 p.m.

Minutes Approved

Lora Fitch, Deputy Recorder